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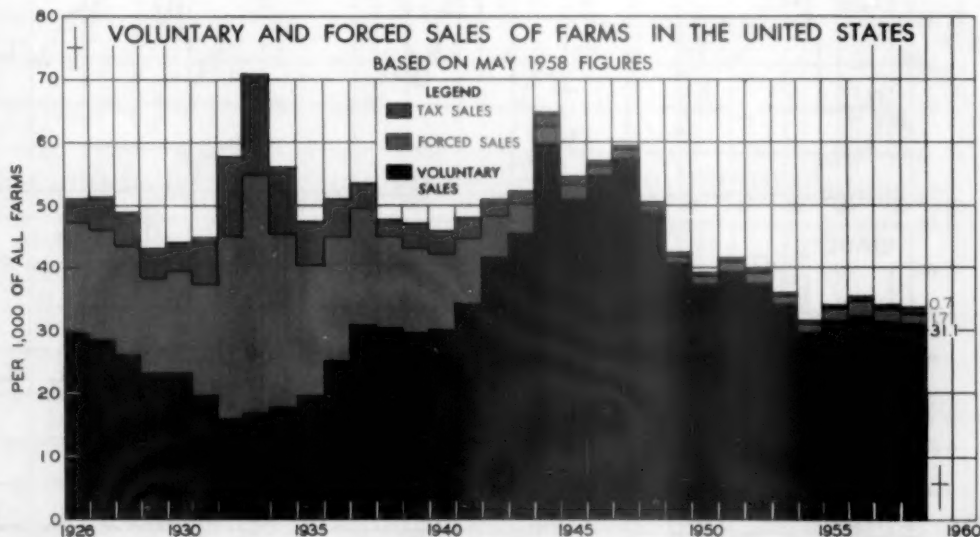
Real Estate Economists, Appraisers and Counselors

FARM REAL ESTATE ACTIVITY SHOWS LITTLE CHANGE

THE chart below shows that voluntary transfers of farms in the year ending March 15, 1958, ran 31.1 transfers per 1,000 of all farms, in contrast with 31.4 a year ago. Foreclosures were down slightly, running 1.7 per 1,000 farms, against 2.0 a year ago. Tax sales of farms remained constant at 0.7 per 1,000.

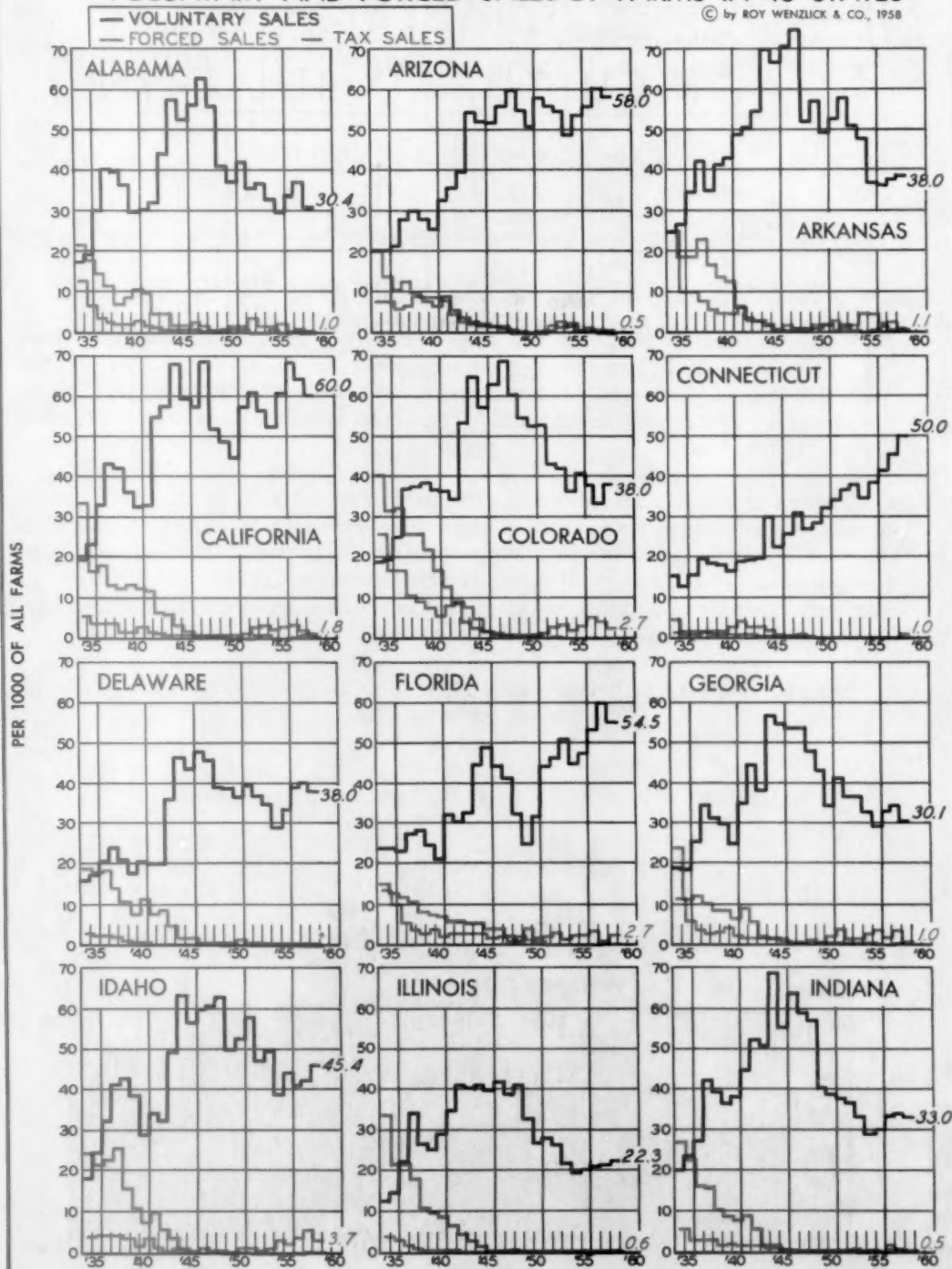
There has been relatively little change in farm activity in the last 6 years. In each of these years farm activity equaled or exceeded 30 voluntary transfers per year for each 1,000 farms. While this is, of course, considerably lower than the rate set in 1944 of 60 voluntary transfers per 1,000, it should be remembered that this was the postwar period in which a great deal of delayed buying and selling took place.

The charts on the following pages show the changes in farm real estate ac-
(cont. on page 258)



VOLUNTARY AND FORCED SALES OF FARMS IN 48 STATES

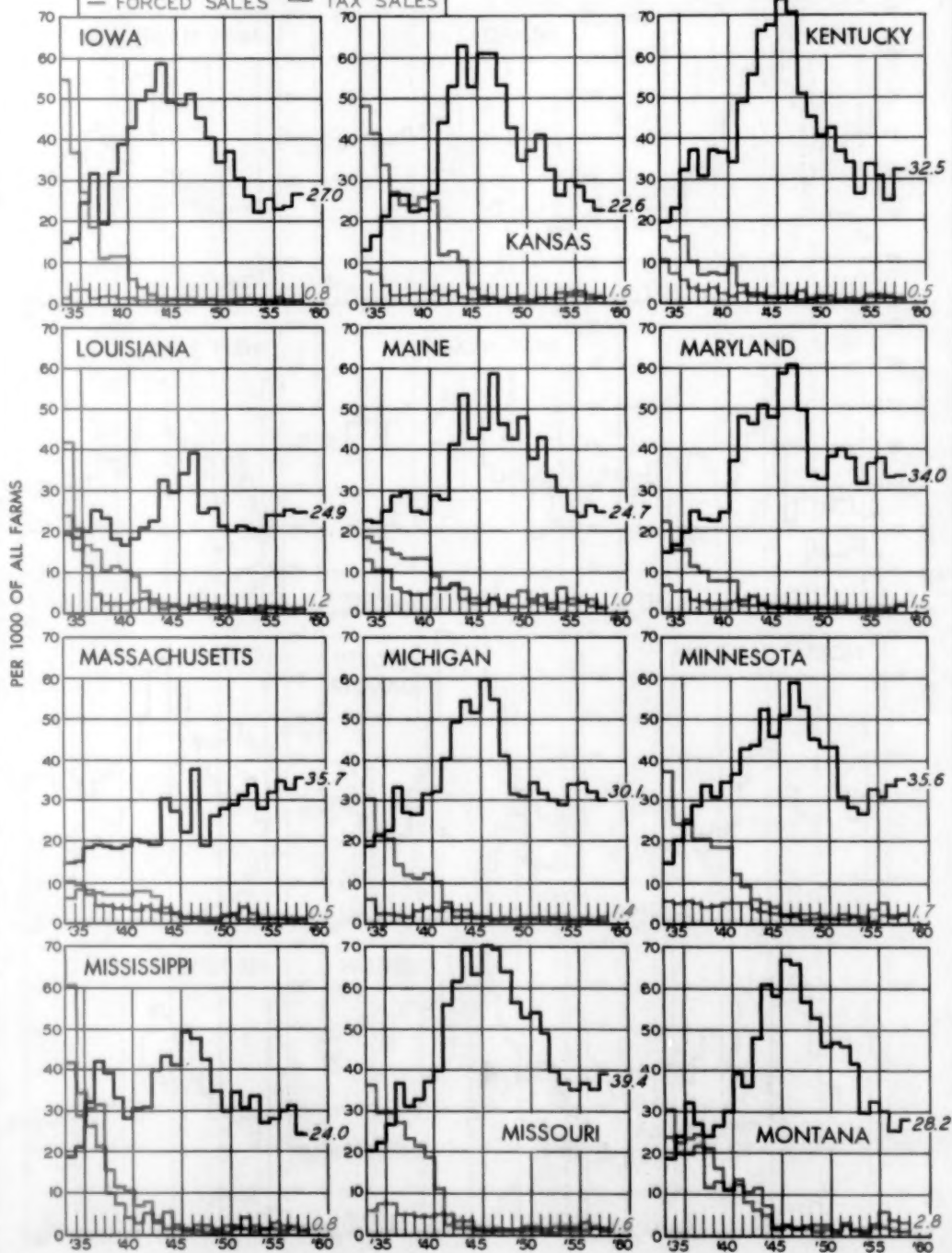
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VOLUNTARY AND FORCED SALES OF FARMS IN 48 STATES

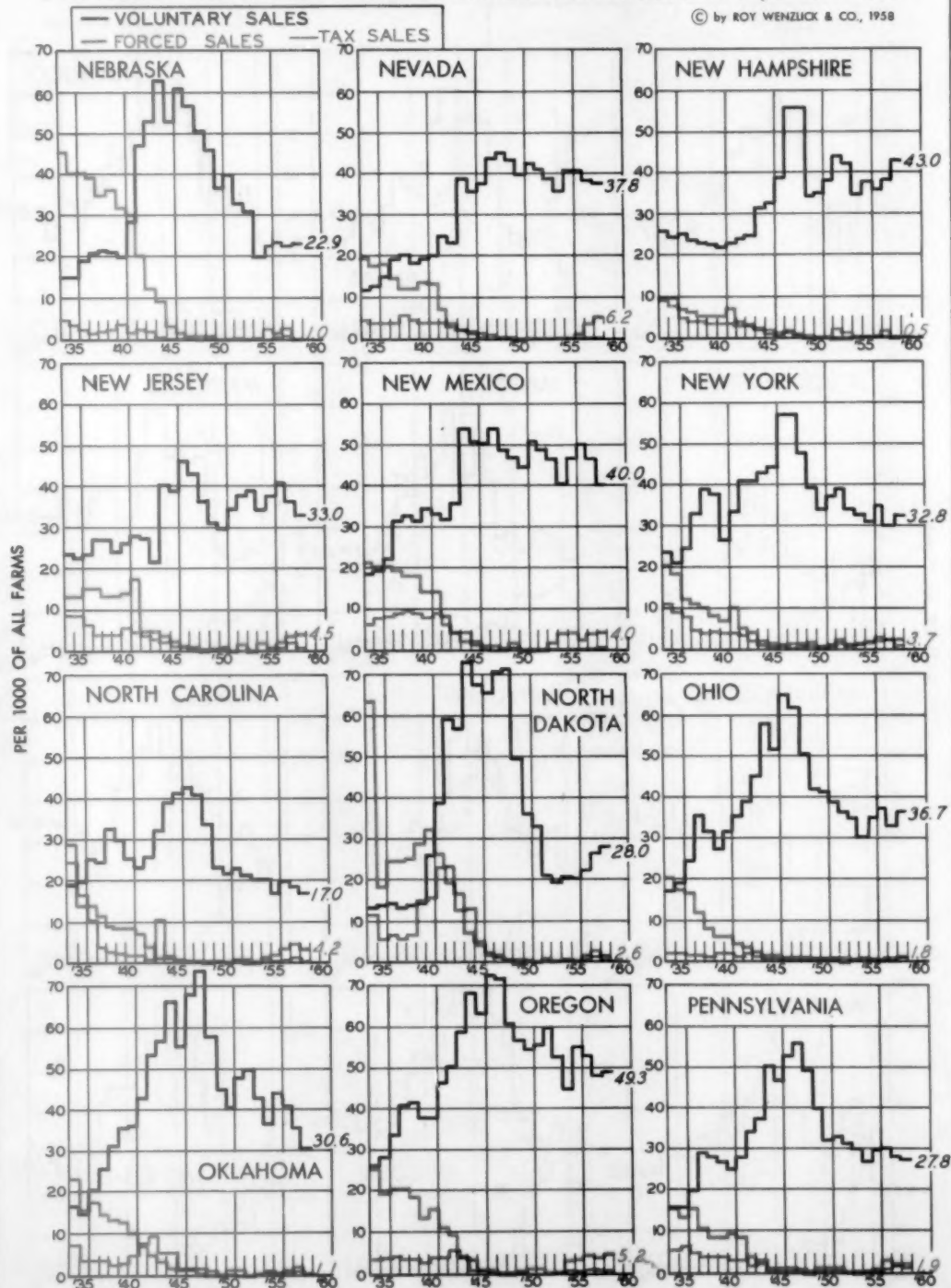
— VOLUNTARY SALES
— FORCED SALES — TAX SALES

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VOLUNTARY AND FORCED SALES OF FARMS IN 48 STATES

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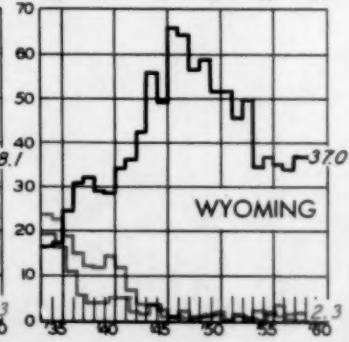
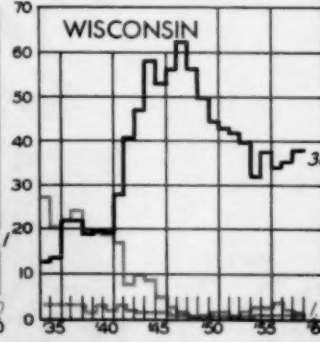
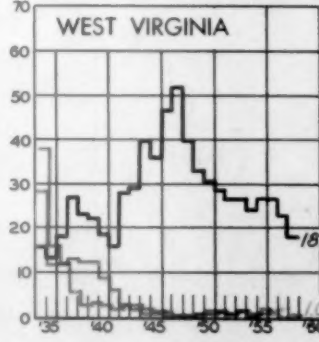
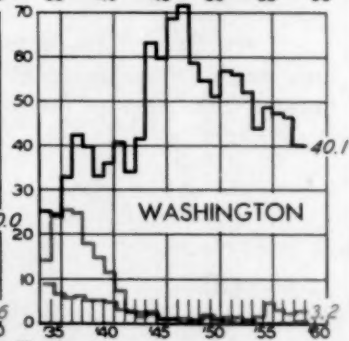
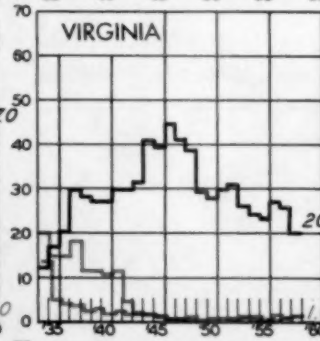
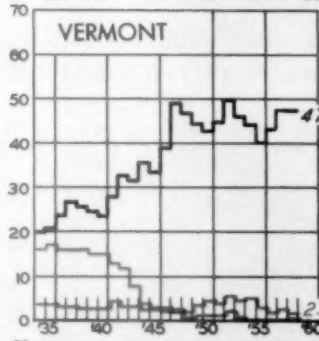
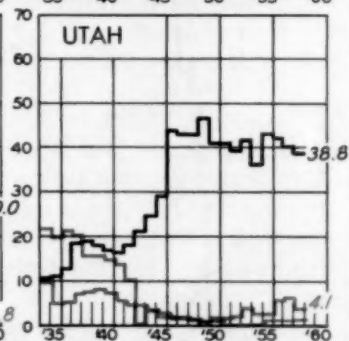
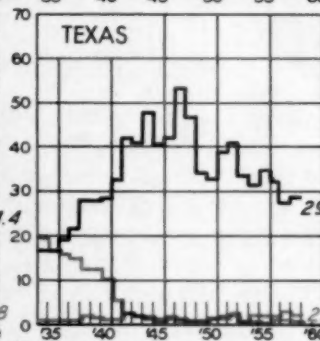
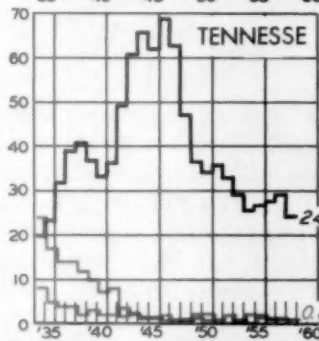
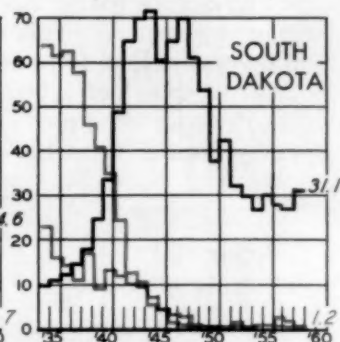
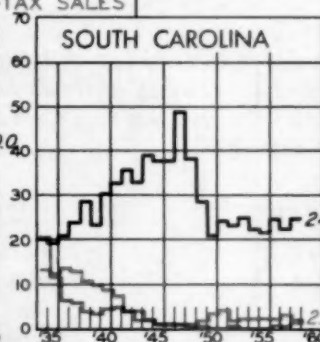
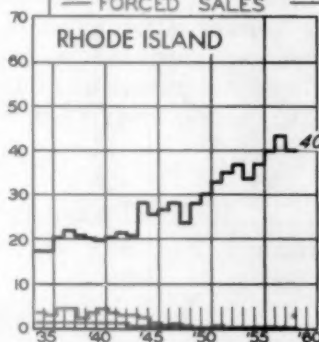


VOLUNTARY AND FORCED SALES OF FARMS IN 48 STATES

— VOLUNTARY SALES
— FORCED SALES — TAX SALES

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PER 1000 OF ALL FARMS



(cont. from page 253)

tivity by States from 1934 to the present. The blue line on each chart represents the number of voluntary sales, the red line the number of forced sales, and the green line the number of tax sales. All figures are expressed as the number of sales per 1,000 farms. A study of the State-by-State figures will disclose the following percentage increases and decreases in voluntary sales in various regions from 1957 to 1958.

<u>Region</u>	<u>% Change</u>	<u>Region</u>	<u>% Change</u>
Corn Belt	+8	Appalachian	-5
Mountain States	+4	Pacific States	-6
Lake States	+3	Delta	-10
Northern Plains	+2	Southeast	-11
Northeast	+2		
Southern Plains	0		

About 7,500 distress transfers occurred during the year ending March 1958. A year earlier the number was estimated at 9,000. Foreclosures were somewhat higher in the Corn Belt and Lake States, were unchanged in the Northeast and Pacific States, and lower in the other regions, with the Delta Region setting a new low. Tax sales of farms have occurred at a rate of less than 1 per 1,000 since 1945. The all-time low rate of 0.3 tax sales per 1,000 was established in 1950 and again in 1952. The record high rate of tax sales was 15.3 per 1,000 during 1932.

Certainly nothing in the agricultural farm land statistics would indicate that any drastic readjustment has taken place during the past year in the average agricultural area of the United States.